

TOWNSHIP COMMITTEE WORKSHOP MEETING
JULY 13, 2026 – 6:00 P.M.

Mayor McMillan calls the workshop meeting to order at 6:00 p.m. and asks the Clerk to call the roll:

Township Committee	Present/ Absent	Professionals	Present/ Absent
Robert Lane, Jr.	_____	James Manning, Bus. Admin	_____
Rev. Tassie York	_____	William Bray, Township Clerk	_____
Bryan Acciani	_____	Leslie Park, Township Attorney	_____
Derel Stroud	_____		
Kevin B. McMillan	_____		

Mayor McMillan announces that this meeting is being held in compliance with the New Jersey Open Public Meetings Act, because adequate notice of this meeting has been provided by notifying the Asbury Park Press and The Coaster, posting notice of such meetings in the Municipal Complex on a bulletin board reserved for such announcements and by filing of said notice with the Township Clerk. Formal Action may be taken at this meeting. In addition, the meeting agenda is posted on the Township web site (www.neptunetownship.org).

ITEMS FOR DISCUSSION IN OPEN SESSION

COMMITTEE CALENDARS

EXECUTIVE SESSION

Res 26-258 Authorize an Executive Session Meeting

Offered by: _____ Seconded by: _____
Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

TOWNSHIP OF NEPTUNE

RESOLUTION 26-258

AUTHORIZE AN EXECUTIVE SESSION AS AUTHORIZED BY THE OPEN PUBLIC MEETINGS ACT

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and,

WHEREAS, this public body is of the opinion that such circumstances presently exist,

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune, County of Monmouth, as follows:

1. The Public shall be excluded from discussion of and action upon the hereinafter specified subject matters.

2. The general nature of the subject matter to be discussed is as follows:

Personnel – Senior Center, Police, DPW, EMS, Administration

Attorney Client Privilege/ Litigation –

Contract Negotiations – Comcast

3. It is anticipated at this time that the above stated subject matters will be made public when matters are resolved.

4. This Resolution shall take effect immediately.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on July 13, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP COMMITTEE MEETING – JULY 13, 2026 – 7:00 P.M.

Mayor McMillan calls the meeting to order and asks the Clerk to call the roll:

ROLL CALL:

Township Committee	Present/ Absent	Professionals	Present/ Absent
Robert Lane, Jr.	_____	James Manning, Bus. Admin	_____
Rev. Tassie York	_____	William Bray, Township Clerk	_____
Bryan Acciani	_____	Leslie Park, Township Attorney	_____
Derel Stroud	_____		
Kevin B. McMillan	_____		

MOMENT OF SILENCE AND FLAG SALUTE

Mayor McMillan announces that this meeting is being held in compliance with the New Jersey Open Public Meetings Act, because adequate notice of this meeting has been provided by notifying the Asbury Park Press and The Coaster, posting notice of such meetings in the Municipal Complex on a bulletin board reserved for such announcements and by filing of said notice with the Township Clerk. Formal Action may be taken at this meeting. In addition, the meeting agenda is posted on the Township web site (www.neptunetownship.org).

APPROVAL OF MINUTES

Motion offered by _____, seconded by, _____, to approve the minutes of meetings of June 22, 2026 meetings.

AMEND COMMITTEE AGENDA

The Clerk will Announce any additions of Resolutions, Ordinances or other changes to the Agenda.

Motion to Amend the

Offered by: _____ Seconded by: _____
Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

PROCLAMATIONS

Deputy Mayor Derel Stroud – NJ League of Conservation Voters Emerald Award

Officer Yasmeen Jones-Muhammad – Black History Month

COMMENTS FROM THE DAIS

Comments from the Dais regarding business on this agenda or any reports on recent events in their respective departments.

REPORT OF THE BUSINESS ADMINISTRATOR

The Business Administrator will report on capital projects and matters of general interest.

PUBLIC COMMENTS ON RESOLUTIONS

Public comments regarding resolutions presented on this agenda only. The public will be permitted one visit to the microphone with a limit of five minutes.

ORDINANCES:

PUBLIC HEARING AND FINAL ADOPTION ORDINANCES

ORDINANCE 26-19 - AN ORDINANCE OF THE TOWNSHIP OF NEPTUNE, IN THE COUNTY OF MONMOUTH, AMENDING THE LAND DEVELOPMENT ORDINANCE, ADDING A NEW SECTION ENTITLED "BUILDINGS OR STRUCTURES PER LOT – PRIMARY AND ACCESSORY DWELLING UNITS."

Explanatory Statement: The purpose of the ordinance is to allow accessory dwelling units in addition to one primary structure in qualifying residential zone districts.

Offered by: _____ Seconded by: _____
Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

ORD. 26-22 AN ORDINANCE ADOPTING THE AMENDED REDEVELOPMENT PLAN FOR BLOCK 3903, LOT 12.01, 13.01 and 13.02 (FORMERLY LOT 12) LOCATED ALONG ROUTE 66 AND GREEN GROVE ROAD IN THE TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, NEW JERSEY

Explanatory Statement: The purpose of the ordinance is to adopt a revision to the Redevelopment Plan for Block 3903, Lot 12 to allow for a Water Treatment Facility.

Offered by: _____ Seconded by: _____
Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

ORDINANCE 26-26 - AN ORDINANCE AMENDING THE LAND DEVELOPMENT ORDINANCE TO PROHIBIT DATA CENTERS AND DEPARTMENT OF HOMELAND SECURITY DETENTION CENTERS

Offered by: _____ Seconded by: _____
Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

ORDINANCES FOR FIRST READING

ORDINANCE NO. 26-27 – AN ORDINANCE OF THE TOWNSHIP OF NEPTUNE AUTHORIZING EXECUTION OF A RIGHTS-OF-WAY AGREEMENT BETWEEN THE TOWNSHIP OF NEPTUNE AND COMCAST BUSINESS COMMUNICATIONS, LLC TO PERMIT THE INSTALLATION, USE AND MAINTENANCE OF TELECOMMUNICATIONS FACILITIES WITHIN PUBLIC RIGHT-OF-WAY FOR PURPOSES OF PROVIDING TELECOMMUNICATIONS SERVICES

Explanatory Statement: The purpose of the ordinance is to authorize Comcast Business Communications to install and operate a telecommunications facilities on existing utility poles and underground conduits within an existing Right of Way within Neptune Township

Offered by: _____ Seconded by: _____
Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

CONSENT AGENDA

The Mayor asks the Committee if they would like to separate any Resolutions from the Consent Agenda for consideration, and then calls for a vote on the remaining items on Consent Agenda.

Res 26-259 Authorize Payment of Bills

Res 26-260 Amended Res. 26-187 Hiring Summer Recreation Employees

Res 26-261 Award Contract for Improvements to Loffredo Fields Phase 2

Res 26-262 Appoint SLEO CLASS II

- Res 26-263 Accept NJLEAD Grant
Res 26-264 Authorize Chapter 159 Budget Amendment – NJLEAD Grant
Res 26-265 Authorize Chapter 159 Budget Amendment – Recycling Tonnage Grant
Res 26-266 Authorize Chapter 159 Budget Amendment – Senior Center Grants
Res 26-267 Authorize Renewal of Liquor Licenses
Res 26-268 Award Contract for Vehicle Purchase Via ESCNJ Coop
Res 26-269 Authorize Refund of Tax Overpayment
Res 26-270 Hire Full-Time CDL Driver
Res 26-271 Hire Full-Time EMT
Res 26-272 Renew Shared Service Agreement with Neptune Fire District 1 – Fleet Maintenance

Offered by: _____ Seconded by: _____
Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

PRIVILEGE OF THE FLOOR/PUBLIC COMMENTS

Members of the public may address any concern relating to the Township. The public will be permitted one visit to the microphone with a limit of five minutes.

CLOSING COMMITTEE COMMENTS

ADJOURNMENT

Offered by: _____ Seconded by: _____

Time Adjourned: _____

**HONORING DEPUTY MAYOR DEREL M. STROUD
RECIPIENT OF THE EMERALD AWARD**

WHEREAS, the New Jersey League of Conservation will honor Deputy Mayor Derel Stroud with its prestigious Emerald Award, that recognizes public officials who have worked to conserve New Jersey's environment through the protection of its water, air and open space resources; and

WHEREAS, Deputy Mayor Derel M. Stroud service to his community as a member of the Neptune Township Committee, the Neptune Township Board of Adjustment and as a Special Advisor to Congresswoman Bonnie Watson Coleman, has built a record of thoughtful and measured decisions have helped shape the developmental landscape of the community with precision and foresight; and

WHEREAS, Deputy Mayor Derel M. Stroud distinguished career was previously recognized with numerous honors, including Project Re-Direct's 2018 Outstanding Humanitarian Award, Ocean Township Police Department's 2019 Citizen of the Year Award, and Vin Gopal Civic Association's 2022 Community Rising Star Award; and

WHEREAS, Deputy Mayor Stroud's commitment to civic engagement is further demonstrated through his affiliations as a brother of Alpha Kappa Psi Professional Business Fraternity and his membership in organizations including the NAACP and the National Organization for Women, reflecting his dedication to honesty, transparency, inclusion, and community engagement; and

WHEREAS, serving as Deputy Mayor of the Township of Neptune, Deputy Mayor Derel M. Stroud is leading initiatives to bring reintegration services for returning citizens through a state grant-funded program, demonstrating a commitment to justice, opportunity, and community restoration.

THEREFORE, BE IT PROCLAIMED, that I, Kevin McMillan, Mayor of the Township of Neptune, along with the entire Township Committee, do hereby honors and congratulates Deputy Mayor Derel M. Stroud on receiving the Emerald Award from the New Jersey League of Conservation Voters.

Attest:

Kevin McMillan, Mayor

William Bray, RMC, CMR
Township Clerk

Dated: June 22, 2026

Derel M. Stroud
Bryan Acciani

Tassie D. York.
Robert Lane, Jr.

*Honoring Officer Yasmeen Jones-Muhammad in Recognition of
Black History Month*

WHEREAS, Black History Month is a time to recognize and celebrate the achievements, contributions, and enduring legacy of African Americans who have helped shape our communities and our nation; and

WHEREAS, Officer Yasmeen Jones-Muhammad has demonstrated a commitment to public service and community safety through her dedication to law enforcement; and

WHEREAS, Officer Jones-Muhammad graduated from the Monmouth County Police Academy in December 2023, successfully completing the rigorous training required to serve and protect the public; and

WHEREAS, on February 27, 2024, Officer Jones-Muhammad was sworn in as a police officer with the Neptune Township Police Department, marking the beginning of her professional career in law enforcement; and

WHEREAS, Officer Jones-Muhammad is currently assigned to patrol duties, where she serves the community with professionalism, integrity, and dedication; and

WHEREAS, Officer Jones-Muhammad is one of nine female police officers serving within the department, helping to strengthen representation and inspire future generations of women pursuing careers in law enforcement; and

WHEREAS, the Township of Neptune is proud to recognize Officer Jones-Muhammad during Black History Month for her service, achievement, and commitment to the community.

THEREFORE, BE IT PROCLAIMED, that I, Kevin McMillan, Mayor of the Township of Neptune, along with the entire Township Committee, do hereby recognize and honor Office Yasmeen Jones-Muhammad for her service to the community and commend her contributions to public safety and representation in law enforcement.

Attest:

William Bray, RMC, CMR
Township Clerk

Kevin McMillan
Mayor
Dated: February 25, 2026

Derel M. Stroud
Tassie D. York

Bryan Acciani
Robert Lane, Jr.

TOWNSHIP OF NEPTUNE

ORDINANCE 26-19

AN ORDINANCE OF THE TOWNSHIP OF NEPTUNE, IN THE COUNTY OF MONMOUTH, AMENDING THE LAND DEVELOPMENT ORDINANCE, ADDING A NEW SECTION ENTITLED "BUILDINGS OR STRUCTURES PER LOT – PRIMARY AND ACCESSORY DWELLING UNITS."

WHEREAS, the Township Committee of the Township of Neptune has adopted and, at multiple times since its initial adoption, amended the Land Development Ordinance to respond to new land use issues and concerns as they arise; and

WHEREAS, the Planning Board continues to review and refine the ordinance in order to identify necessary changes; and

WHEREAS, the Township Committee has reviewed and considered the Planning Board's recommendations to amend the Land Development Ordinance; and

WHEREAS, the Township Committee is required pursuant to N.J.S.A. 40:55D-26 to forward the proposed amendment to the Planning Board for their review and comment prior to the Township Committee's adoption of the amendments to the Land Development Ordinance; and

WHEREAS, the Planning Board is scheduled to review this proposed land ordinance amendment and submit their resolution of findings to the Township Committee in accordance with Section 40:55D-26 of the Municipal Land Use Law prior to second reading of this ordinance; and

WHEREAS, the Township Committee of the Township of Neptune recognizes the need for diverse housing options to address the housing shortage and provide affordable living alternatives; and

WHEREAS, the establishment of accessory dwelling units (ADUs) aligns with the Township's goals of increasing housing availability, promoting sustainability, and supporting multigenerational living arrangements; and

WHEREAS, the Township Committee finds that allowing ADUs within certain zoning districts is consistent with the Township's Master Plan and serves the public interest by promoting efficient land use and enhancing neighborhood character.

NOW, THEREFORE BE IT ENACTED by the Township Committee of the Township of Neptune, that:

SECTION 1.

The Township Committee has determined that an amendment to the Land Development Ordinance to allow an Accessory Dwelling Unit in addition to one primary structure in qualifying

residential zone districts is appropriate and hereby adopts this Ordinance amendment as proposed.

NEW SECTION – BUILDINGS OR STRUCTURES PER LOT – PRIMARY AND ACCESSORY DWELLING UNITS

No lot in a residential zone district shall contain more than one (1) principal building or structure, except as expressly provided herein.

For the purposes of this Ordinance, the following definitions shall apply:

1. Primary Dwelling Unit: The principal residential structure on a lot or parcel. No lot in a residential zone district shall contain more than one (1) principal building or structure.

2. Accessory Dwelling Unit (ADU): A self-contained residential unit, either attached to or detached from a primary dwelling, that includes independent living, sleeping, cooking, and sanitation facilities.

A. Permitted Zones: ADUs are permitted in the following zoning districts:

1. R-1, Very Low Density Single-Family Residential; R-2, Low Density Single-Family Residential; R-3, Moderate Density Single-Family Residential; and R-4, Medium Density Single-Family Residential.
2. ADUs proposed within the HD-R-1 Historic District Single-Family Residential zone shall additionally require review and approval by the Historic Preservation Commission in accordance with the Township's Historic Preservation regulations.
3. Subject to compliance with the provisions of this Ordinance.

B. Occupancy:

1. Either the primary dwelling or the ADU must be owner-occupied.
2. ADUs may not be sold separately from the primary dwelling.

C. Size and Design Standards:

1. Maximum ADU size shall not exceed 800 square feet or 50% of the primary dwelling's size, whichever is less.
2. ADUs must meet all applicable building codes, including those related to safety, sanitation, and accessibility.
3. ADUs must complement the architectural style and materials of the primary dwelling.

D. Setbacks:

1. ADUs must maintain a minimum setback of 5 feet from side and rear lot lines.
2. ADUs must comply with front yard setback requirements applicable to the primary dwelling in the relevant zone district.

E. Height:

1. Detached ADUs may not exceed 24 feet in height.
2. Attached ADUs must not exceed the height of the primary dwelling.

F. Parking:

1. One additional off-street parking space is required for the ADU unless waived in specific situations, such as within ½-mile proximity to a NJ Transit rail or bus rapid transit station.

G. Application:

1. Property owners must submit an ADU application to the Township's Planning Board.
2. The application must include site plans, building plans, and proof of ownership.

H. Approval:

1. ADUs shall be subject to administrative review and approval by the Planning Board.
2. A conditional use permit may be required if additional variances are requested.

SECTION 2.

The validity or enforceability of any provision of this Ordinance shall not affect the remaining provisions of this Ordinance, which shall remain in full force and effect.

SECTION 4.

A copy of the Land Development Ordinance as amended is to be filed with the Monmouth County Planning Board in accordance with Section 40:55D-16 of the Municipal Land Use Law.

SECTION 5.

This ordinance shall take effect twenty (20) days after final passage and approval, as provided by law.

Motion/ Second	Roll Call to Adopt on First Reading				Adopted on First Reading Dated: June 8, 2026
	YAY	NAY	ABSTAIN	ABSENT	
	Robert Lane, Jr.	X			William Bray, RMC Township Clerk
	Rev. Tassie York	X			
Second	Bryan Acciani	X			
Moved	Derel Stroud	X			
	Kevin B. McMillan	X			
Motion/ Second	Roll Call to Adopt on Second and Final Reading				Adopted on Second Reading Dated: July 13, 2026
	YAY	NAY	ABSTAIN	ABSENT	
	Robert Lane, Jr.				William Bray, RMC Township Clerk
	Rev. Tassie York				
	Bryan Acciani				
	Derel Stroud				
	Kevin B. McMillan				

Attest:

William Bray, RMC
Township Clerk

Kevin B. McMillan
Mayor

Date: _____

TOWNSHIP OF NEPTUNE

ORDINANCE NO. 26-22

AN ORDINANCE ADOPTING THE AMENDED REDEVELOPMENT PLAN FOR BLOCK 3903, LOT 12.01, 13.01 AND 13.02 (FORMERLY LOT 12) LOCATED ALONG ROUTE 66 AND GREEN GROVE ROAD IN THE TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, NEW JERSEY

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Act"), provides a process for municipalities to participate in the development and improvement of areas designated as areas in need of redevelopment or as areas in need of rehabilitation; and

WHEREAS, the Township of Neptune (the "Township") designated certain property along Route 66 and Green Grove Road, and identified on the Tax Map of the Township of Neptune as Block 3903, Lot 12 (comprised of Lots 12 and 13, having been merged into a single Lot), as an area in need of redevelopment without condemnation in accordance with the Act (the "Property" or the "Redevelopment Area" or the "Project Site"); and

WHEREAS, by Resolution No. 2020-360 adopted in November 2020, the Township Committee of the Township of Neptune ("Township Committee") requested that the Planning Board conduct an investigation to determine whether the Property met the statutory criteria for designation as an area in need of redevelopment; and

WHEREAS, the Planning Board considered the findings of the "Area in Need of Redevelopment Investigation Report" concerning the Redevelopment Area and adopted Resolution No. 21-05 recommending that the Township Committee designate the Property as a non-condemnation area in need of redevelopment; and

WHEREAS, by Resolution No. 21-144, adopted on March 22, 2021, the Township Committee designated the Property as an area in need of redevelopment without condemnation in accordance with the Act; and

WHEREAS, by Ordinance No. 21-54, adopted on December 20, 2021, the Township Committee adopted the Redevelopment Plan for Block 3903, Lot 12, prepared by Leon S. Avakian, Inc. (the "Redevelopment Plan"); and

WHEREAS, by Resolution No. 24-222, the Township and 3501 RT 66, the owner of the Property ("Redeveloper"), entered into a Redevelopment and Land Transfer Agreement dated May 3, 2024, setting forth the terms pursuant to which 3501 RT 66 would redevelop the parcels comprising the Redevelopment Area (the "Redevelopment Agreement"); and

WHEREAS, thereafter, 3501 RT 66 was granted a site plan approval and subdivision of the Project Site into three (3) parcels referred to herein as "Section A" (the land located in the "front" of the property along Route 66) ("Lot 13.01") (i.e. the Retail Parcel); "Section B" (the land located in the "rear" of the property) ("Lot 12.01") (i.e. the Distribution Center Parcel); and "Section C" (the land adjacent to the Retail Parcel proposed to be developed as a public park) ("Lot 13.02") (i.e. the "Park Parcel") on August 28, 2024,

as set forth in a Resolution of the Planning Board of the Township of Neptune (the "Planning Board"), Resolution No. 24-14, on August 28, 2024; and

WHEREAS, 3501 RT 66 has advised the Township that the efforts to sell or lease the Distribution Center Parcel have been unsuccessful but that it had been approached by an entity which was interested in purchasing and redeveloping Lot 12.01 as a water treatment facility for PFAS; and

WHEREAS, current scientific research conducted by the Center for Disease Control suggests that exposure to certain PFAS may lead to adverse health outcomes, which can be minimized by water purification systems, such as the one proposed; and

WHEREAS, the Township has determined that it is in the best interest of the residents and visitors of the Township to amend the Redevelopment Plan in the form submitted herewith ("Amended Redevelopment Plan") in order to allow for such a public utility use, expressly disallow any data center use, and permit limited warehouse use having no greater floor area, parking spaces or truck bays than previously approved by the Planning Board; and

WHEREAS, the Amended Redevelopment Plan sets forth permitted land uses, bulk requirements, signage standards, design standards, implementation tools, and related redevelopment controls for the Redevelopment Area; and

WHEREAS, the Amended Redevelopment Plan further provides that it shall supersede the Township's General Ordinance requirements where the Amended Redevelopment Plan speaks, and that the Township's General Ordinance shall continue to govern where the Amended Redevelopment Plan is silent; and

WHEREAS, the Township is advised that Redeveloper has consented to the form of Amended Redevelopment Plan submitted herewith; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Amended Redevelopment Plan has been referred to the Planning Board of the Township of Neptune for review and recommendation as to consistency with the Master Plan; and

WHEREAS, the Township Committee has reviewed and considered the recommendations of the Planning Board concerning the Amended Redevelopment Plan; and

WHEREAS, the Township Committee has determined that the Amended Redevelopment Plan is substantially consistent with, and/or designed to effectuate, the Township's Master Plan and will further the overall goals and objectives for the overall redevelopment of the Redevelopment Area; and

WHEREAS, the Township Committee has further determined that the Amended Redevelopment Plan contains the requirements of, and may be adopted in accordance with, the applicable provisions of the Act.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Neptune, County of Monmouth, State of New Jersey, as follows:

SECTION 1.

1. The Township Committee has determined that the Amended Redevelopment Plan, a copy of which is attached hereto as **Attachment A**, is in conformance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.
2. The Township Committee has received the comments of the Planning Board and has determined that adopting and implementing the Amended Redevelopment Plan is in the best interest of the Township.

SECTION 2.

Upon full adoption of this Ordinance, the Amended Redevelopment Plan shall fully supersede and replace the original Redevelopment Plan for Block 3903, Lot 12.

SECTION 3.

All ordinances or parts of ordinances heretofore adopted that are inconsistent with the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4.

Upon adoption, the Clerk shall transmit a copy of this Ordinance to the Planning Board of the Township of Neptune for review and recommendations, pursuant to N.J.S.A. 40A:12A-7. Upon full adoption, the Township Clerk shall transmit a copy of this Ordinance to the Planning Board of the County of Monmouth for filing, pursuant to N.J.S.A. 40:55D-16.

SECTION 5.

Township Staff and consultants are hereby authorized and directed to take all actions to implement this Ordinance as are necessary or appropriate to accomplish its goals and intent.

SECTION 6.

This Ordinance shall become final upon adoption and publication in the manner prescribed by law.

Motion/ Second	Roll Call to Adopt on First Reading				Adopted on First Reading Dated: May 28, 2026
		YAY	NAY	ABSTAIN	ABSENT
	Robert Lane, Jr.	X			
	Rev. Tassie York	X			
Second	Bryan Acciani	X			
Moved	Derel Stroud	X			
	Kevin B. McMillan	X			
					William Bray, RMC Township Clerk

**Motion/
Second**

Roll Call to Adopt on Second and Final Reading

YAY

NAY

ABSTAIN

ABSENT

**Adopted on Second Reading
Dated: July 13, 2026**

Robert Lane, Jr.

Rev. Tassie York

Bryan Acciani

Derel Stroud

Kevin B. McMillan

William Bray, RMC
Township Clerk

Attest:

William Bray, RMC
Township Clerk

Kevin B. McMillan
Mayor

Date: _____

**Attachment A (to the Ordinance)
Amended Redevelopment Plan for Block 3903, Lot 12**



**Amended
Redevelopment Plan**
Block 3903, Lot 12
Township of Neptune
Monmouth County, New Jersey
Adopted: May 2026

Prepared by:

LEON S. AVAKIAN INC.
CONSULTING ENGINEERS

788 Wayside Road
Neptune, New Jersey 07753
(732) 922-9229

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ACKNOWLEDGEMENTS

Mayor and Committee

Mayor Kevin McMillan
Deputy Mayor Derel M. Stroud
Committeeperson Brian Acciani
Committeeperson Tassie York
Committeeperson Robert Lane

Planning Board

Bishop Paul Brown, Chairman
Committeeperson Brian Acciani
Committeeperson Robert Lane
Patrick Giliam
Dyese Davis, Vice Chairperson
Richard Culp
Stephanie Oppegaard
Roslyn Hurt-Steverson
Lisa Boyd
Richard Ambrosio, Alternate
Mark Kitrick., Board Attorney
Peter Avakian, PE, PP, PLS, Board Engineer
Jennifer Beahm, PP, AICP, Board Planner
Heather Kepler, Board Secretary

Township Administrator

James Manning

I. Background Information

The Township of Neptune has a land area of 8.67 square miles, of which, 8.2 square miles of it is land and 0.5 square miles (5.7%) of it is water. The Township is situated in the central easternmost part of Monmouth County, stretching from the Atlantic Ocean west to the Garden State Parkway. The southern border is the Shark River estuary, along with Neptune City and Wall Township, and the northern border is with the city of Asbury Park and Ocean Township.

The Township was formed in 1879, which is now comprised of several neighborhoods including Ocean Grove, Shark River Hills, Mid-Town, Bradley Park, the Gables, Seaview Island and West Neptune. Neptune Township is accessible from Garden State Parkway exits 100 and 102, with State Highways 18, 33, 35, 66 and 71 within its borders. Additional access is also available by New Jersey Transit trains (Bradley Beach/Neptune Station), major bus routes and local taxi service, and by ride sharing available through mobile applications such as Uber and Lyft. The Township is home to Jersey Shore Medical Center, the Regional Trauma Center for Central Jersey.

Since the road constructions in the early 20th century and transportation and infrastructure improvements over the years, the number of residents in Neptune began to rise. The construction of the Garden State Parkway between 1946 and 1957 resulted in significant population gains Neptune Township, with its greatest increase in population of 57.8 percent occurring between 1950 and 1960. Its second largest increase occurred between 1960 and 1970, with a population increase of 29.7 percent. The population has remained relatively unchanged since this time.

Neptune Township mainly consists of low and moderate density single-family homes, along with commercial areas concentrated west and north along the Tinton Falls Borough and Ocean Township municipal boundaries. The Township also contains environmentally sensitive areas, including several wetlands located throughout the municipality. As highlighted in its Master Plans and Reexamination Reports, Neptune Township has been approaching “build-out” with few remaining vacant developable lots, and both the 2009 Reexamination Report and the 2011 Master Plan highlight the importance of maintaining open space and creating better open space linkages. This established development pattern suggests that the Township’s future land use planning issues will revolve primarily around the community’s response to redevelopment of existing sites, rehabilitation, and/or adaptive reuse of existing buildings and sites.

As of the 2019 American Community Survey 5-year estimates, there were 27,563 people, a 1.35% decrease since its 2010 population. There were 11,402 households, 6,945 families residing in the Township. The racial makeup of the Township was 55.0% (15,158) white, 34.4% (9,482) black or African American, 0% Native American, 2.4% (672) Asian, 3.7% (1,014) from other races, and 4.5% (1,228) two or more races. Hispanic or Latino of any race were 10.6% (2,918) of the population. In the Township,



Figure 1. Municipal Boundaries

the population was spread out with 17.0% under the age of 18, 8.8% from ages 18 to 24, 24.5% from ages 25 to 44, 30.2% from ages 45 to 64, and 19.8% who were 65 years of age or older. The median age was 44.9 years. There were 11,402 households in Neptune Township, out of which 20.2% (2,299) had children under the age of 18 living with them, 12.5% (1,426) were married couples living together, 5.8% (663), 1.8% (210) had a male householder with no spouse present, and 0% were non-families. In the Township 32.8% of householders are living alone and 14.8% had someone living alone who was 65 years of age or older. The average household size was 2.4 and the average family size was 3.0.

The 2019 American Community Survey 5-year estimates showed that median household income was \$76,463 and the median family income was \$100,738. The per capita income for the Township was \$41,107 and about 7.7% of families were below the poverty line, including 15% of those under age 18 and 10.4% of those age 65 or over.



0 125 250 500
Feet

Map A
**Continental Data Building
Redevelopment Area**
Neptune Township, NJ

LEON S. AVAKIAN, Inc.
Consulting Engineers

Source: NJGIN Parcel Data

Figure 2 Redevelopment Area

II. Basis for the Plan

This Redevelopment Plan has been prepared for an area that has been designated in need of redevelopment without condemnation for Block 3903, Lot 12 and 13 (in tax records, these lots have been merged into a single lot known as Lot 12). The redevelopment area is a corner lot with approximately 1,950 feet of frontage on Route 66 and 1,270 feet of frontage on Green Grove Road, located in the C-1 Planned Commercial Development Zone District. The lot has remained vacant for the past 20 years, with the exception of temporary uses. The lot was developed with two connected commercial office structures with associated parking in the eastern portion of the lot, however, the structures have been demolished. The western portion of the site remains wooded and precluded from development due to the presence of several environmentally sensitive features including Jumping Brook, an area of wetlands, and threatened species habitat.

A variety of land uses surround the redevelopment area. West of Green Grove Road, the uses around the redevelopment area and across Route 66 are generally commercial or industrial in nature. Land use patterns are strikingly different east of Green Grove Road, across the street from the redevelopment area, where single-family homes located in the R-2 Low Density Single-Family Residential Zone are the predominate use on both sides of Route 66. The Green Grove school is located within one of the residential neighborhoods across Route 66, and township-owned vacant conservation land comprised of wetlands is located directly north of the redevelopment area. Additional commercial uses located in the C-1 and C-3 Zones are also located north, past the wetland area. The New Jersey Department of Transportation has recently begun to widen Route 66 from Asbury Avenue to Jumping Brook Road. These improvements will continue into 20207.

The Mayor and Committee for the Township of Neptune requested the Planning Board conduct an investigation study to determine if Block 3903, Lot 12 met the criteria as an area in need of redevelopment (Resolution No. 2020-360). The Planning Board considered at a Public Hearing the findings of a report titled "Area in Need of Redevelopment Investigation Report" (the "Study") pertaining to those certain areas along Route 66 & Green Grove identified as Block 3903, Lot 12 and adopted a resolution which endorsed the findings of the Redevelopment Study and recommended to the Township Committee that the Amended Study Area be designated as an "area in need of redevelopment." The Mayor and Committee declared an area in need of redevelopment on March 22, 2021, Resolution No. 2021-05.

III. Required Components of the Redevelopment Plan:

N.J.S.A 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, redevelopment, or rehabilitation of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displace residents will be available to them in the existing local housing market.
4. An identification of any property with the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to:
 - a) The master plans of contiguous municipalities;
 - b) The master plan of the county in which the municipality is located;
 - c) The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985,c.398 (C.52:18A -196 et al.)
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section. The Township has been participating in the Round 4 Affordable Housing Process and will continue to provide it's Fair Share of low and moderate income households within the Township.
8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

- b. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.
- c. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.
- d. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.
- e. Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.
- f. The governing body of a municipality may direct the planning board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area. After completing the redevelopment plan, the planning board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each

amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of this section.

IV. Redevelopment Goals

The purpose of this plan is to provide certain development criteria that is cohesive with the varying adjacent land uses and with the goals and objectives of the 2009 Reexamination Report, the 2011 Master Plan, and the 2016 Monmouth County Master Plan. This plan seeks to create an area comprising of compatible uses with those of the C-1 Zone and with the overall development along Route 66.

V. Redevelopment Objectives

The Township is looking to promote development that would support the goals and objectives of the 2011 Master Plan. The objectives for this Redevelopment Plan are to:

1. Promote a balanced variety of residential, commercial, industrial, recreational, public, and conservation land uses.
2. Promote aesthetic and site improvements in the Township's major commercial and industrial areas.
3. Guide the development and redevelopment of the remaining large parcels and scattered vacant sites within neighborhoods to ensure proposed uses support existing uses without adverse impacts in terms of land use compatibility, traffic, economic and aesthetic impacts.
4. Provide a balanced land use pattern that preserves residential neighborhoods, strengthens the vitality of commercial districts, preserves parks and open spaces, protects environmentally sensitive natural features, accommodates community facilities, and enables local and regional circulation.
5. Encourage the adaptive reuse of the Township's older building stock.
6. Preserve, upgrade, and increase the vitality of existing commercial areas in an appropriate manner, while being sensitive to adjacent and existing uses.

VI. Definitions

Refer to Volume II Land Development Ordinance, Article II Definitions, of the Township of Neptune's General Ordinance for all definitions related to this redevelopment plan.

VII. Existing Zoning

The properties identified in the redevelopment area are all located within the C-1 Planned Commercial Development Zone and the Hospital Support Overlay. Refer to Volume II Land Development Ordinance Article IV Zoning District Regulations, of the Township of Neptune's General Ordinance for all requirements related to the existing zoning of the redevelopment area. It is the intention that this Redevelopment Plan supersede the General Ordinance requirements. However, in the instance where the regulations are silent the requirements of the General Ordinance will still govern.

VIII. Use and Bulk Requirements

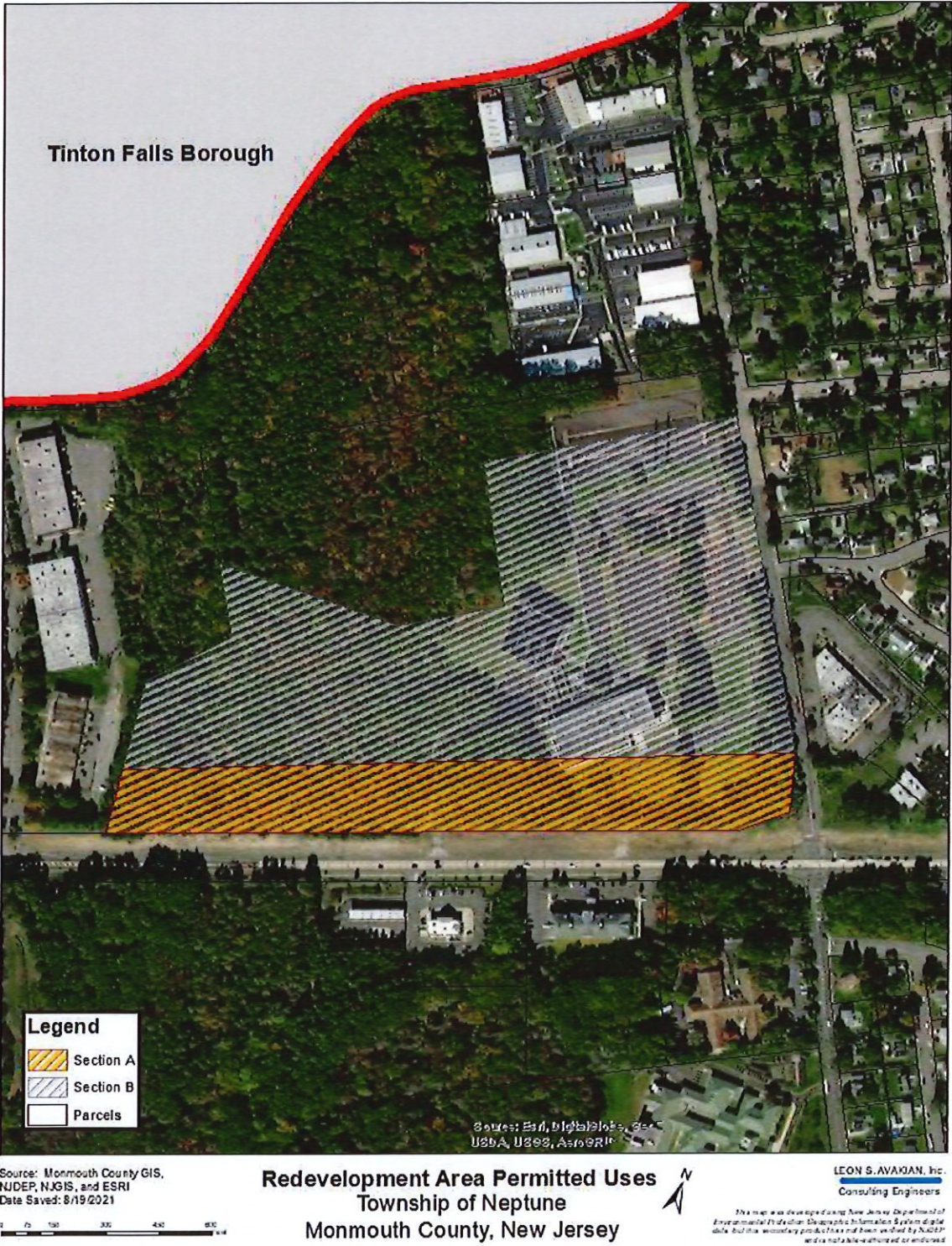


Figure 4. Redevelopment Area Permitted Uses

PERMITTED LAND USES:

The land uses permitted within the Redevelopment Area are listed below. Any land use that is not specifically included as a permitted use is prohibited unless determined by the Township Committee to be equivalent to a listed permitted use and consistent with the purposes and goals of this Plan:

Section A:

The portion of the site located along Route 66 (indicated in orange on Figure 4, above) will be governed by the requirements of §404.04 C-1 Planned Commercial Development Zone District and §424 H-S Hospital Support Zone Overlay. Permitted uses in this portion of the site will be those uses permitted in the C-1 Zone and the Hospital Support Zone Overlay. Section A shall be a minimum of 15,000 square feet. Infrastructure in the form of roadways and stormwater management facilities may be shared between Section A and Section B. The area, yard and building requirements of these zone districts will govern Section A as well.

Section B:

Permitted Uses for the portion of the site along Green Grove Road (depicted in gray on Figure 4, above):

NAICS Code	NAICS Descriptor
111419	All other Food Crops Grown Under Cover (including facilities for licensed cannabis cultivation)
2213	Public Utilities – Water, Sewerage and other systems
311	Food Processing Facilities
311412	Frozen Specialty Food Manufacturing
311812	Commercial Wholesale bakeries
312120	Brewery
312140	Distiller
323111/ 323113	Other Commercial Printing
323120	Prepress Services
325320/327110	All other miscellaneous chemical product and prep manufacturing
325411	Medicinal and Botanical Manufacturing
334419/ 335999	Other Electronic Component Manufacturing
334220	Radio, TV Broadcast & Wireless Communications Equipment
334512	Automatic Environmental Control Manufacturing
339112	Surgical and Medical Instrument Manufacturing
339116	Dental Laboratories
424590	Other Farm Product Raw Material Merchant Wholesalers (facilities for licensed cannabis packaging)
424590	All Other Good Crops Grown Under Cover (vertical farming)
424810	Beer and Ale Merchant Wholesalers
424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers

44111	New Car Dealers
4412	Other Motor Vehicle Dealers
4413	Automotive Parts, Accessories, and Tire Stores
442	Furniture and Home Furnishings Stores
443	Electronics and Appliance Stores
444	Building Material and Garden Equipment and Supplies Dealers
445	Food and Beverage Stores
446	Heath and Personal Care Stores
446199	Medical equipment and supplies stores
44711	Gasoline Stations with Convenience Stores
448	Clothing and Clothing Accessories Stores
451	Sporting Goods, Hobby, Musical Instrument, and Book Stores
452	General Merchandise Stores
453	Miscellaneous Store Retailers
453998	All other miscellaneous store retailers except tobacco stores
493110	General Warehousing and Storage
493120	Refrigerated Warehousing and Storage
493190	Other Warehousing and Storage
511	Publishing Industries (except Internet)
512	Motion Picture and Sound Recording Industries
512240/ 512110	Film and Sound Recording Studios
518	Data Processing, Hosting, and Related Services
518210	Data Center
519	Other Information Services
522	Credit Intermediation and Related Activities
524	Insurance Carriers and Related Activities
531	Real Estate
5321	Automotive Equipment and Rental Leasing
5322	Consumer Goods Rental
541	Professional, Scientific, and Technical Services
541380	Testing Laboratories
541511	Custom Computer Programming Services
541512	Computer Systems Design Services
541513	Computer Facilities Management Services
541519	Other Computer Related Services
541711/541712	Research Laboratory
551	Management of Companies and Enterprises
561	Administrative and Support Services

6115	Technical and Trade School
6116	Other Schools and Instruction
611620	Sports & Recreation Instruction
621	Ambulatory Health Care Services (Includes physician's and dentist's offices, outpatient care, etc.)
622110	General Medical and Surgical Hospitals
6241	Individual and Family Services
621493	Freestanding Ambulatory Surgical and Emergency Care Center (urgent care facilities)
623110	Nursing Homes (nursing care facilities (skilled nursing facilities))
623312	Assisted Living Facilities for the Elderly (Assisted Living Facilities)
623311	Assisted living facilities with on-site nursing facilities
62410	Community Food Services
624120	Adult Day Care Facilities (adult care centers)
6243	Vocational Rehabilitation Services
6244	Child Day Care Services
711	Performing Arts, Spectator Sports, and Related Industries
712	Museums, Historical Sites, and Similar Institutions
713	Amusement, Gambling, and Recreation Industries
713940	Fitness and Recreational Sports Centers (indoor/outdoor recreation facilities)
72111	Hotels (except Casino Hotels) and Motels
722	Food Services and Drinking Places (except Mobile Food Services)
811181	Automotive Oil Change and Lubrication Shops
811192	Car Washes
8114	Personal and Household Good Repair and Maintenance
8121	Personal Care Services
812910	Pet Care (except Veterinary) Services
81292	Photofinishing
8132	Grantmaking and Giving Services
8133	Social Advocacy Organizations
8134	Civic and Social Organizations
8139	Business, Professional, Labor, Political, and Similar Organizations
92	Public Administration

BULK REQUIREMENTS:

1. Minimum Lot Area: 2.5 acres
2. Minimum Lot Width: 500 feet
3. Minimum Lot Frontage: 500 feet
4. Minimum Lot Depth: 600 feet

5. Minimum Front Yard Setback: 30 feet
6. Minimum Side Yard Setback: 50 feet
7. Min. Combined Side Yard Setback: 50 feet
8. Minimum Rear Yard Setback: 40 feet
9. Maximum Building FAR: 1.0
10. Maximum Percent Building Coverage: 30%
11. Maximum Percent Total Lot Coverage: 65%
12. Maximum Number of Stories: 3
13. Maximum Principal Building Height: 60 feet
14. Maximum Accessory Structure Height 50 feet

SIGNAGE

Permitted Signage will be on a per use basis, at the discretion of the Township Redevelopment Committee.

DESIGN STANDARDS:

1. A 70 foot buffering zone, which may include detention basins, sound berms, or landscaping is required when loading areas are directly adjacent to residential zones.
2. Nonresidential driveways are permitted to be 20 feet minimum and 25 feet maximum
3. No access from any use within Section B shall be permitted onto Green Grove Road without such terms in a negotiated Redevelopment Agreement or as specifically approved by the Neptune Township Planning Board. All other access is required to utilize a driveway out to State Highway 66.
4. Landscaping islands are required every 8-parking space. If landscaping islands are not reasonably practicable in a parking area, the same calculated number of plantings are permitted to be relocated to the perimeter of the parking lot, driveway or truck court area.
5. Pedestrian access to the front portion of the site will be via a controlled crosswalk at the Princeton Avenue intersection to sidewalk on the west side of Green Grove Avenue.
6. All development must meet the design standards set forth in Article V, §502 Architectural Design Standards of the Township's Land Development Ordinance.

IX. Consistency with Other State and Local Plans and Regulations:

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

In reviewing the New Jersey State Development and Redevelopment Plan Volumes 1-4, the following information pertains to goals and policies for a program of rehabilitation which discusses the development and redevelopment policies.

While a small portion of the Township is designated as a County Park, the majority of Neptune is designated as a Planning Area I (PA1) or Metropolitan Planning Area in the State Development and Redevelopment Plan. This is the most urban of the State's five (5) planning area classifications, and communities with this designation generally exhibit mature settlement patterns with a diminished supply of vacant land. In established communities such as Neptune, and other municipalities located proximate to the Township, the reuse of existing properties will be the major form of new construction. The land use policy objectives of Metropolitan Planning Areas are to:

- (1) Promote redevelopment and development in cores (i.e., downtowns) and neighborhoods through cooperative regional efforts.
- (2) Promote diversification of land use, including housing where appropriate in single use developments, and enhance their linkages to the rest of the community.
- (3) Ensure efficient and beneficial utilization of scarce land resources to strengthen its diversification and compact nature. Consequently, the Township's Master Plan recognizes this designation and will support the intent and principles of the State Plan. Further, the overall objectives and policies of the Neptune Master Plan shall be consistent with these goals.

The Redevelopment Plan helps advance these land use policy objectives and encourages the provision of diverse and compatible land uses, especially through the redevelopment of the current abandoned building. The Redevelopment Plan is in conformance with the State Development and Redevelopment as well as the Monmouth County Cross Acceptance Report.

MONMOUTH COUNTY MASTER PLAN

Monmouth County adopted a new Master Plan in 2016. The 2016 Land Use Element of the Monmouth County Master Plan designates the Township of Neptune as a Suburban Area, as well as a Priority Growth Investment Area (PGIA), which are areas with either existing or planned infrastructure that lend to development and redevelopment opportunities. The Township also has areas designated as Priority Growth – Reinvestment Area/Site (PG-RAS), which are areas where more intense or significant development, redevelopment, revitalization, and hazard mitigation investments are highly encouraged. The Master Plan theme is focused on redevelopment, revitalization, and rediscovery, recognizing many county municipalities have an established physical form and character that they now seek to maintain and/or enhance it in a time characterized by limited growth and constrained public finance. The Redevelopment plan furthers this general theme and aligns with the following relevant goals and objectives of the County Master Plan:

1. Promote in-fill development and the adaptive reuse of substandard, underutilized, or abandoned structures that complement or improve adjacent land uses and support or enhance neighborhood character resulting in healthier places to live, work, learn, and recreate.
2. Encourage the redevelopment and revitalization of highway commercial corridors that incorporate multi-purpose uses, higher design standards, are located outside Special Flood Hazard Areas (SFHA) and improve circulation both on and off-site.
3. Encourage development of a high quality, diversified tax base to provide superior economic resiliency when confronted with unanticipated changes in the overall economy.
4. Support policies and investment in priority growth areas and locations that promote safe, healthy, sustainable, and resilient communities.

The Redevelopment Plan encourages the redevelopment and reuse of vacant structures to further economic development, especially along the heavily-trafficked highway commercial corridor of Route 66. The creation of new commercial space will expand employment opportunities, improve business investment, and add value to Neptune Township's and Monmouth County's tax base. Through economic revitalization and the creation of diverse and compatible land uses, the Redevelopment Plan will enhance the overall quality of life in Monmouth County.

Given Monmouth County's overall focus on redevelopment, revitalization, and rediscovery, and as seen by the relevant goals and objectives identified above, the Redevelopment Plan is consistent with the goals, objectives and policies stated in the Monmouth County Master Plan.

TOWNSHIP OF NEPTUNE PLANNING DOCUMENTS

The Township of Neptune has previously emphasized establishing a balance of uses that benefit the residents and visitors of Neptune Township, protect environmentally sensitive features, are compatible with nearby land uses from other municipalities, and that align with the goals and objectives of the Monmouth County Master Plan. These initiatives are reflected in and are consistent with the following relevant goals and objectives from the 2009 Reexamination Report and the 2011 Master Plan as they pertain to this redevelopment plan:

2009 REEXAMINATION REPORT, DRAFT

1. Promote a balanced variety of residential, commercial, industrial, recreational, public, and conservation land uses.
2. Guide the development and redevelopment of the remaining large parcels and scattered vacant sites within neighborhoods to ensure proposed uses support existing uses without adverse impacts in terms of land use compatibility, traffic, economic and aesthetic impacts.
3. Promote the preservation of natural systems and environmentally sensitive areas, particularly wetland, woodland, coastal, flood hazard and aquifer recharge areas.
4. Reclaim underutilized and/or constrained parcels for productive use.

2011 COMPREHENSIVE MASTER PLAN

5. Promote a balanced variety of residential, commercial, industrial, recreational, public, and conservation land uses.
6. Promote aesthetic and site improvements in the Township's major commercial and industrial areas.
7. Guide the development and redevelopment of the remaining large parcels and scattered vacant sites within neighborhoods to ensure proposed uses support existing uses without adverse impacts in terms of land use compatibility, traffic, economic and aesthetic impacts.
8. Promote the preservation of natural systems and environmentally sensitive areas, particularly wetland, woodland, coastal, flood hazard and aquifer recharge areas.
9. Provide a balanced land use pattern that preserves residential neighborhoods, strengthens the vitality of commercial districts, preserves parks and open spaces, protects environmentally sensitive natural features, accommodates community facilities, and enables local and regional circulation.
10. Encourage the adaptive reuse of the Township's older building stock.
11. Preserve, upgrade, and increase the vitality of existing commercial areas in an appropriate manner, while being sensitive to adjacent and existing uses.
12. Promote the establishment of a hospital support zone proximate to Jersey Shore University Hospital, while maintaining adequate buffering to preserve existing residential neighborhoods.

This Redevelopment Plan furthers the identified goals, objectives, and principals of Neptune's planning documents.

NEIGHBORING COMMUNITIES PLANNING DOCUMENTS

The municipalities sharing boundaries with Neptune are Wall Township, Tinton Falls, Ocean Township, Asbury Park, Bradley Beach, Avon By The Sea, Neptune City, and Belmar Township. The zoning and land uses that have been adopted for lands bordering Neptune Township in Neptune City, Avon By The Sea, and Bradley Beach appear to be consistent with the planning principles that have been adopted for proximate areas of Neptune. In sum, these areas have been zoned for residential and commercial uses, which are consistent with the lands within Neptune that border these municipalities.

X. Affordable Housing Units Inventory

Currently, there are no housing units affordable to low and moderate income households to be removed as a result of implementation of the redevelopment plan.

XI. Implementation Tools

1. REDEVELOPMENT POWERS

The designation of this Redevelopment Plan as a "Non-Condensation Redevelopment Plan" deliberately excludes the exercise of the taking of property by eminent domain. One of the redevelopment policies of the

Township is that the present owners of property in designated redevelopment parcels be given every opportunity to participate in the redevelopment program through the reinvestment, rehabilitation, and/or redevelopment of their properties in accordance with the land uses and building and design requirements of this Plan.

2. REDEVELOPER DESIGNATION BY TOWNSHIP COMMITTEE – REDEVELOPMENT AGREEMENT

In order to assure that the vision of this Redevelopment Plan and the redevelopment agreement(s) will be successfully implemented in an effective, comprehensive and timely way, and in order to promptly achieve the public purpose goals of the Plan, the Township Committee, acting as the Redevelopment Entity, will select one or more redeveloper(s) in the area governed by this Redevelopment Plan. Any party not specifically designated as the “redeveloper” and a party to a redevelopment agreement with the Township, shall not have the standing to proceed before the Planning Board for site plan or other approvals.

3. All designated redeveloper(s) will be required to execute a Redevelopment Agreement satisfactory to and authorized by the Township Committee. The Township may seek to enter into a Conditional Designation and Interim Cost Agreement to provide for the identification of issues to be negotiated before the redeveloper is designated and a redevelopment agreement is executed. Such CDICA may provide for sufficient escrows to defer some, or all of the expenses and costs incurred by the Township, including staff costs and the costs of professional consultants retained by the Township in connection with the negotiation of the redevelopment agreement.

The Township may also seek to negotiate the reimbursement by the redeveloper of some or all of the costs incurred by the Township in undertaking the redevelopment process.

3.1 PROCEDURAL AND SUBSTANTIVE STANDARDS FOR REDEVELOPER DESIGNATION

- A. The procedural and substantive standards described here will guide redeveloper selection. The Township Committee reserves all options available to it under the Local Redevelopment and Housing Law to designate one or more redevelopers to execute redevelopment agreements (and/or amendments thereof, as the case maybe) to implement this Plan. It may determine to issue Requests for Proposals for one or more parcels in the redevelopment area, or it may at any time, entertain unsolicited proposal(s) from a prospective redeveloper(s) for redevelopment of one or more parcels.
- B. The selection process will likely include the submission of some or all of the following materials (additional submission materials may be requested by the Township as deemed appropriate.):
 - a. Conceptual plans and elevations sufficient in scope to demonstrate that the design approach, architectural concepts, number and type of dwelling units, if any, retail and or commercial uses, parking, traffic circulation, flood mitigation, landscaping, open space, sustainability elements, construction schedule, including estimated pre-construction time period to secure permits and approvals, and other elements are consistent with the objectives and standards of this Redevelopment Plan.
 - b. Documentation evidencing the financial responsibility and capability of the proposed redeveloper with respect to carrying out the proposed redevelopment, including but not limited to: type of legal entity, disclosure of ownership interest, list of comparable projects successfully completed, list of references with name, address and phone information, list of any general or limited partners, financing plan, and financial profile of the redeveloper entity and its parent, if applicable.
- C. Following execution of a Redevelopment Agreement, and having been unsuccessful in its efforts to market Block 3903, Lot 12.01 for a warehouse use due to changing industry demands, Redeveloper proposes alternative uses for the property. In the event that the alternate uses does not acquire Block 3903, Lot 12.01 on or before the date which is ninety (90) days after adoption of this Amended Redevelopment Plan, or in the event that a public utility does not obtain site plan approval to develop Block 3903, Lot 12.01 for such use by the date that is eighteen (18) months from adoption of this Amended Redevelopment Plan, then the Permitted Uses in this Section B will revert back to the Permitted Uses that were permitted in the 2021 Redevelopment Plan **but only with specific** respect to General Warehousing and Storage, Refrigerated Warehousing and Storage and Other Warehousing and Storage, together with the associated permitted driveway width and **expressly excluding data centers**, except that the floor area of any proposed building, the number of truck bays, and the number of parking spaces in any proposed project at such property shall not exceed the floor area, number of truck bays, and number of parking stalls set forth in the Existing Site Plan Approval for such warehouse use on Block 3903, Lot 12.01 approved on May 22, 2024 and memorialized on August 28, 2024.

3.2 TOWNSHIP COMMITTEE REVIEW BEFORE APPLICATION TO THE PLANNING BOARD

The Township Committee, or its designee, shall review and approve, in a manner consistent with this Redevelopment Plan and all proposed redevelopment projects within the Redevelopment Area to ensure that such project(s) is consistent with the Redevelopment Plan and any relevant Redeveloper Agreement(s). Such review shall occur prior to the submission of an application for approval of the redevelopment project(s) to the Planning Board. In addition, the review may address the site and building design elements of the project to ensure that the project adequately addresses the goals and objectives of this Plan and the redevelopment agreement.

3.3 PLANNING BOARD REVIEW PROCESS

After the Township Committee review process noted above is completed, all development applications shall be submitted to the Township of Neptune Planning Board through the standard site plan and subdivision procedures as outlined in N.J.S.A. 40:55D-1 et seq. The Planning Board shall deem any application for redevelopment for any property subject to this Redevelopment Plan incomplete if the applicant has not been designated by the Township Committee as a redeveloper(s), a redevelopment agreement has not been fully executed and the development application has not been approved by the Township Committee, its staff or consultant.

4. DEVIATIONS/VARIANCES

The Neptune Township Planning Board, at the time of site plan review and without formal amendment to this Plan, may approve minor modifications from the bulk standards set forth herein if deemed to be in the interest of project implementation and in furtherance of the Route 66 Redevelopment Plan. Any material deviations from the uses provided and the overall goals of the Redevelopment Plan shall be by formal amendment to the Redevelopment Plan adopted by the Township Committee in accordance with the procedures set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

5. SEVERABILITY

If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing Ordinance shall remain in full force and effect.

6. ADVERSE INFLUENCES

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

7. RELOCATION REQUIREMENTS

Implementation of this Redevelopment Plan may require the displacement and relocation of businesses located within the Redevelopment Area. At the time of property acquisition, the actual extent of displacement will be confirmed, and if it is necessary, a Workable Relocation Assistance Plan will be prepared and submitted to the New Jersey Department of Community Affairs for approval. The Township will comply with the requirements of the New Jersey State relocation statutes and regulations as applicable and will provide all benefits and assistance required under applicable law.

8. CERTIFICATES OF COMPLETION

Upon completion of a project, the developer shall apply for a Certificate of Completion together with such documentation and information evidencing the satisfaction of all obligations set forth in a negotiated Redevelopment Agreement.

9. PROCEDURES FOR AMENDING THE PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law.

10. LAND USE MAP AMENDMENTS

The adoption of this Redevelopment Plan or any amendments thereto shall automatically allow for any necessary modifications to the official Township Land Use Map to ensure consistency between the two documents.

11. REDEVELOPMENT PLAN DURATION

The provisions of this Redevelopment Plan specifying the redevelopment of the Redevelopment Area and the requirements and restriction with respect thereto shall be in effect for a period of fifty (50) years from the date of adoption of this Redevelopment Plan by the Township Committee.

TOWNSHIP OF NEPTUNE

ORDINANCE 26-26

AN ORDINANCE AMENDING THE LAND DEVELOPMENT ORDINANCE TO PROHIBIT DATA CENTERS AND DEPARTMENT OF HOMELAND SECURITY DETENTION CENTERS

WHEREAS, the Township Committee for the Township of Neptune has determined that certain amendments to its Land Development Ordinance ("LDO") are necessary to further its purpose; and

WHEREAS, all other aspects of the LDO shall remain in full force and effect.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey through its power and authority hereby states:

Section 1

Article II, LDO-201 entitled "Definitions" of the Land Development Ordinance shall be revised to include the following:

DATA CENTER - Commonly known, and sometimes referred to as "internet data center" or "cloud data center" (and any and all functionally equivalent but differently-named uses, structures and facilities) that house computer systems and include associated components such as telecommunication and data storage systems; redundant or "back up" power and data storage components; electrical transformers, substations and other power supply infrastructure; data communication connections; environmental and safety controls for building climate, equipment cooling, and fire suppression and security devices, systems, and installations, to serve as off-site or remote accessory facilities available and accessible to users via telecommunication or internet utilities for the purposes of aggregating collective computing demands for cloud services, video streaming, blockchain and crypto mining, artificial intelligence and machine learning, virtual reality, and other internet, telecommunication, computing and data storage, maintenance, processing, and transmission purposes.

DETENTION CENTER - A building and/or specialized facility established and maintained by government entities for the purpose of confining and holding individuals who have been detained or are being transferred to or from a court, jail, prison and/or individuals seeking asylum, refugees and undocumented immigrants waiting for decisions regarding their immigration status or potential deportation.

WAREHOUSE - A storage facility utilized for limited manufacturing, storage and/or the inflow and outflow of raw materials, semi-finished products, finished products and/or the inflow and outflow of such material and products. Warehouses serve a purpose for storage, limited manufacturing, picking, packing, labeling, fulfillment and distribution processes.

Section 2

Article IV, LDO-401 entitled Zoning District Regulations, Prohibited Uses

Data Centers and Detention Centers owned, operated, or contracted by and the United States Department of Homeland Security are prohibited in All districts. Additionally, all uses not expressly permitted in this Chapter are hereby prohibited.

Section 3

Severability

Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 4

Repealer

All prior Ordinances or parts of Ordinances inconsistent with this Ordinance be and the same hereby are repealed to the extent of such inconsistencies.

Section 5

This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

Motion/ Second	Roll Call to Adopt on First Reading				Adopted on First Reading Dated: June 22, 2026
		YAY	NAY	ABSTAIN	ABSENT
Second	Robert Lane, Jr.	X			
	Rev. Tassie York				X
Moved	Bryan Acciani	X			
	Derel Stroud	X			
	Kevin B. McMillan				X
William Bray, RMC Township Clerk					

Motion/ Second	Roll Call to Adopt on Second and Final Reading				Adopted on Second Reading Dated: July 13, 2026
		YAY	NAY	ABSTAIN	ABSENT
	Robert Lane, Jr.				
	Rev. Tassie York				
	Bryan Acciani				
	Derel Stroud				
	Kevin B. McMillan				
William Bray, RMC Township Clerk					

Attest:

William Bray, RMC
Township Clerk

Kevin B. McMillan
Mayor

Date: _____

TOWNSHIP OF NEPTUNE

ORDINANCE 26-27

AN ORDINANCE OF THE TOWNSHIP OF NEPTUNE AUTHORIZING EXECUTION OF A RIGHTS-OF-WAY AGREEMENT BETWEEN THE TOWNSHIP OF NEPTUNE AND COMCAST BUSINESS COMMUNICATIONS, LLC TO PERMIT THE INSTALLATION, USE AND MAINTENANCE OF TELECOMMUNICATIONS FACILITIES WITHIN PUBLIC RIGHT-OF-WAY FOR PURPOSES OF PROVIDING TELECOMMUNICATIONS SERVICES

WHEREAS, Comcast Business Communications, LLC ("CBC") a local exchange and interexchange telecommunications services provider with offices located at 1701 JKF Boulevard, Philadelphia, Pennsylvania 19103, is authorized to provide local exchange and interexchange telecommunications services throughout the State of New Jersey pursuant to an Order dated February 15, 2001, issued by the New Jersey Board of Public Utilities ("NJBPU") in Docket No. TE00100789; and

WHEREAS, the CBC has requested the consent of the Township of Neptune (the "Township") to occupy public rights-of-way within the Township for purposes of constructing, installing, operating, repairing, maintaining, or replacing a telecommunications system; and

WHEREAS, it is deemed to be in the best interest of the Township and its citizenry, including in particular the commercial and industrial citizens, for the Township to grant municipal consent to CBC to occupy the public rights-of-way within the Township for this purpose; and

WHEREAS, the granting of such consent is and shall be conditional upon CBC's compliance with all existing and future applicable ordinances of the Township and its entering into a written agreement with the Township to, *inter alia*, indemnify and hold the Township harmless as to all claims and liability resulting from any injury or damage caused by the CBC which may arise from the construction, installation, operation, repair, maintenance, disconnection, replacement, and removal of its telecommunications systems within certain public rights-of-way and its provision of liability insurance coverage for personal injury and property damage; and

WHEREAS, this Ordinance will authorize the CBC to operate within the boundaries of the Township, and Comcast will apply for permits as necessary to construct, install, operate, repair, maintain, or replace telecommunications systems.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey:

1. That non-exclusive consent is hereby granted to CBC to occupy public rights-of-way within the Township for purpose of construction, installation, operation, repair, maintenance, and replacement of a telecommunications system for a period of ten (10) years with four (4) ten (10) year terms extensions.

2. That the within granted permission is conditioned upon the CBC entering into the attached Rights-of-Way Use Agreement with the Township and providing liability and property damage insurance coverage.

3. That the Mayor and Municipal Clerk are hereby authorized to execute and attest to, respectively, any and all documents, including the Rights-of-Way Use Agreement in substantially similar form, attached hereto, subject to the review and approval of the Township Attorney.

4. That if any section, paragraph, subdivision, clause, sentence, phrase, or provisions of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

5. That a copy of this Ordinance and the executed Rights-of-Way Use Agreement shall be filed in the Office of the Municipal Clerk.

Motion/ Second	Roll Call to Adopt on First Reading				Adopted on First Reading Dated: July 13, 2026
	YAY	NAY	ABSTAIN	ABSENT	
	Robert Lane, Jr.				
	Rev. Tassie York				
	Bryan Acciani				
	Derel Stroud				
	Kevin B. McMillan				_____ William Bray, RMC Township Clerk

Motion/ Second	Roll Call to Adopt on Second and Final Reading				Adopted on Second Reading Dated: Aug. 10, 2026
	YAY	NAY	ABSTAIN	ABSENT	
	Robert Lane, Jr.				
	Rev. Tassie York				
	Bryan Acciani				
	Derel Stroud				
	Kevin B. McMillan				_____ William Bray, RMC Township Clerk

Attest:

William Bray, RMC
Township Clerk

Kevin B. McMillan
Mayor

Date: _____

TOWNSHIP OF NEPTUNE
RESOLUTION 26-259
AUTHORIZING THE PAYMENT OF BILLS

BE IT RESOLVED, by the Township Committee of the Township of Neptune that the following bills be paid if properly certified:

July 13, 2026 BILL LIST

Current Fund	\$1,050,798.02
Grant Fund	\$40,071.58
Trust Other	\$57,794.34
General Capital	\$199,158.54
Sewer Operating Fund	\$168,500.83
Sewer Capital Fund	\$0.00
Marina Operating Fund	\$21,146.59
Marina Capital Fund	\$0.00
Animal Control Trust	\$428.40
Library Trust	\$2,779.77
UDAG Reciprocal Trust	\$0.00
Payroll Fund	\$0.00
Bill List Total	\$1,540,678.07

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Assistant C.F.O.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on July 13, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-260

AUTHORIZING APPOINTMENT OF CERTAIN SEASONAL SUMMER RECREATION EMPLOYEES

WHEREAS, the following appointments have been reviewed by the Department Heads of the respective Departments; and

WHEREAS, the Human Resources Director in consultation with the Township Administrator and the Department Heads involved have recommended the appointments of the following individuals; and

WHEREAS, the Township Administrator concurs with the findings of the Department Head and hereby recommends to the Township Committee that the following appointments be made.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Neptune that the following personnel actions be and are hereby authorized on the effective date included herein.

NAME	DEPARTMENT	POSITION	SALARY	EFFECTIVE DATE
Nyron Mitchell	Recreation	Director	\$24.00/hr	5/12-8/15/26
Gavin Monahan	Recreation	Assistant Director	\$22.00/hr	5/12-8/15/26
Lindsey Beattie	Recreation	Returning Role Model	\$18.00/hr	6/22-8/14/26
David Binns	Recreation	Returning Role Model	\$18.00/hr	6/22-8/14/26
Alexis Browning	Recreation	Returning Role Model	\$18.00/hr	6/22-8/14/26
Julie Fields	Recreation	Returning Role Model	\$18.00/hr	6/22-8/14/26
Lauren Freeman	Recreation	Returning Role Model	\$18.00/hr	6/22-8/14/26
Sophia Gallego	Recreation	Returning Role Model	\$18.00/hr	6/22-8/14/26
Emma Glorioso	Recreation	Returning Role Model	\$18.00/hr	6/22-8/14/26
Teniah Gordon	Recreation	Returning Role Model	\$18.00/hr	6/22-8/14/26
Trinity Jones	Recreation	Returning Role Model	\$18.00/hr	6/22-8/14/26
Justin Lucien-Keise	Recreation	Returning Role Model	\$18.00/hr	6/22-8/14/26
Michael MacLennan	Recreation	Returning Role Model	\$18.00/hr	6/22-8/14/26
Mia Santiago-Lorenzo	Recreation	Returning Role Model	\$18.00/hr	6/22-8/14/26
Corey Saunders	Recreation	Returning Role Model	\$18.00/hr	6/22-8/14/26
Isabella Beach	Recreation	Role Model	\$18.00/hr	6/22-8/14/26
Malachi Gonzales Drake	Recreation	Role Model	\$18.00/hr	6/22-8/14/26
Logan Freeman	Recreation	Role Model	\$18.00/hr	6/22-8/14/26
Jack Janulis	Recreation	Role Model	\$18.00/hr	6/22-8/14/26
Kyonna "Kai" Joseph	Recreation	Role Model	\$18.00/hr	6/22-8/14/26
Azul Ramos-Menjivar	Recreation	Role Model	\$18.00/hr	6/22-8/14/26
Michael Siverson	Recreation	Role Model	\$18.00/hr	6/22-8/14/26
Brody Bednar	Recreation	CIT (Role Model in Training)	\$0.00	6/22-8/3/26
Jake Glorioso	Recreation	CIT (Role Model in Training)	\$0.00	6/22-8/3/26
Jason Kleiberg	Recreation	CIT (Role Model in Training)	\$0.00	6/22-8/3/26
Makenzie Rackley	Recreation	CIT (Role Model in Training)	\$0.00	6/22-8/3/26

Certification of Funds

I, Nicole Schnurr, Chief Financial Officer of the Township of Neptune, do hereby certify to the Township Committee of the Township of Neptune that funds are available for the personnel appointments detailed above.

Account Name	Account Number
Reserve For Recreation Trust	03-299-55-28

Nicole Schnurr, Chief Financial
Officer

Date

CERTIFICATION

I, William Bray, Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on July 13, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

**RESOLUTION 26-261
AWARD CONTRACT TO CHALLENGER FENCE FOR THE IMPROVEMENTS TO
LOFFREDO FIELDS PHASE II PROJECT**

WHEREAS, on June 3, 2026, the Township Engineering Consultant received bids for the award of a contract for the Improvements to Loffredo Fields Phase II Project; and,

WHEREAS, Challenger Fence, of Paterson, NJ submitted a base bid of \$375,009.80 and a bid for Alternate 1 of \$69,500.00 for a total bid of \$444,509.80; and

WHEREAS, said bid was reviewed by the Township Engineering Consultant who has recommended that a bid be awarded to Challenger Fence, of Paterson, NJ as the lowest responsive bidder; and,

WHEREAS, said bid was reviewed by the Township Attorney who determined it satisfies all the legal requirements.

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that a contract for base bid and Alternate 1 be awarded to Challenger Fence, of Paterson, NJ in the amount of \$444,509.80 for the Improvement to Loffredo Fields Phase II Project; and,

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Chief Financial Officer, Public Works Director, Township Attorney and Township Engineer.

Account Name

Ord 25-11 Improvements to Loffredo Fields

Account Number

04-215-55-943-020

Nicole Schnurr, Chief Financial Officer

Date

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on July 13, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

**RESOLUTION 26-262
AUTHORIZING HIRING SPECIAL LAW ENFORCEMENT OFFICER CLASS II**

WHEREAS, due to resignations, there is a vacancy in the position of Special Law Enforcement Officer Class II; and,

WHEREAS, the candidate was interviewed by the Police Department Command Staff; and,

WHEREAS, the Chief of Police has made his recommendations and the Business Administrator has approved said recommendations; and,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Neptune that the following personnel actions be and are hereby authorized on the effective date included herein; pending favorable results of criminal background check, psychological exams, medical exam, drug testing and all requirements sets forth by the New Jersey Police Training Commission:

<u>NAME</u>	<u>DEPARTMENT</u>	<u>POSITION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
Michael Acquaviva	Police	Part-Time Special Law Enforcement Officer Class II	\$28.00 per/hr	7/13/26

Certification of Funds

I, Nicole Schnurr, Chief Financial Officer of the Township of Neptune, do hereby certify to the Township Committee of the Township of Neptune that funds are available for the personnel appointments detailed above.

Account Name		Account Number
Police Department S&W		01-201-25-240-010

Nicole Schnurr, Chief Financial Officer

Date

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on July 13, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-263

RESOLUTION TO ACCEPT GRANT FUNDS FROM THE NEW JERSEY DEPARTMENT OF CORRECTIONS IN THE AMOUNT OF \$143,000 FOR THE FY2026 NEW JERSEY LOCAL, EMPOWERED, ACCOUNTABLE AND DETERMINED (NJLEAD) REENTRY INITIATIVE, CATEGORY A: REINTERGRATION SERVICE COORDINATOR IN URBAN COMMUNITIES IN NEW JERSEY

WHEREAS, the New Jersey Department of Corrections offers the New Jersey Locally Empowered Accountable and Determined (NJLEAD) grant; and

WHEREAS, the Township of Neptune recognizes the need for re-entry services in the Township of Neptune; and

WHEREAS, the Township of Neptune further recognizes that it is incumbent upon the Neptune Township Police Department to staff and maintain an adequate number of people dedicated to serving individuals returning home to the Township of Neptune; and

WHEREAS, the Township of Neptune has completed and submitted an application from the New Jersey Department of Corrections for the NJLEAD grant; and

WHEREAS, the Township of Neptune has received an award notification from the New Jersey Department of Corrections to fund one (1) Reintegration Service Coordinator during FY 2026 through the 2026-2027 NJLEAD grant program which expires June 30, 2027 in the budgeted amount of \$72,500.00; and

WHEREAS, the Township of Neptune shall use the \$70,500.00 to fund the program implementation.

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune, County of Monmouth does hereby authorize the acceptance of funds for the 2026-2027 New Jersey Department of Corrections NJLEAD grant program.

BE IT FURTHER RESOLVED that the Mayor, Chief Financial Officer and Municipal Clerk are hereby authorized to execute any and all documents necessary and related to the submission of said grant application or grant agreement.

CERTIFICATION

I, William Bray, Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on July 13, 2026.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-264

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE
AUTHORIZING A CHAPTER 159 BUDGET AMENDMENT TO INSERT REVENUE RECEIVED FOR
NJLEAD GRANT**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue for any municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and;

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and;

WHEREAS, the Township received \$143,000.00 for NJLEAD Grant and wishes to amend its 2026 budget to include this amount as revenue, and;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Township Committee of the Township of Neptune hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget for the year 2026 in the sum of received \$143,000 which is now available as revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services:

NJLEAD Grant for received \$143,000.00

BE IT FURTHER RESOLVED, that a like sum of received \$143,000.00 and the same is hereby appropriated under the caption of:

Additional Appropriations Offset by Revenues:

NJLEAD Grant for received \$143,000.00

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on July 13, 2026.

William Bray, RMC, CMR
Township Clerk

NEPTUNE TOWNSHIP

RESOLUTION 26-265

**AUTHORIZE AN AMENDMENT TO THE 2026 MUNICIPAL BUDGET TO REALIZE
MONIES FROM A FY23 RECYCLING TONNAGE GRANT**

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and,

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and,

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Neptune hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget for the year 2026 in the sum of \$98,014.57 which is now available from a State of New Jersey FY23 Recycling Tonnage Grant in the amount of \$98,014.57; and,

BE IT FURTHER RESOLVED that the like sum of \$98,014.57 is hereby appropriated under the caption of FY23 – Recycling Tonnage Grant; and,

BE IT FURTHER RESOLVED, that the above is the result of funds from a State of New Jersey Recycling Tonnage Grant in the amount of \$98,014.57; and,

BE IT FURTHER RESOLVED, that the Clerk forward three certified copies of this resolution to the Chief Financial Officer and one copy to the Assistant C.F.O., and Auditor.

CERTIFICATION

I, William Bray, Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on July 13, 2026.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-266

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE
AUTHORIZING A CHAPTER 159 BUDGET AMENDMENT TO INSERT REVENUE RECEIVED FOR
OLDER AMERICANS ACT - TITLE III B GRANT**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue for any municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and;

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and;

WHEREAS, the Township received \$8,600.00 for Older Americans Act – Title III B Grant and wishes to amend its 2026 budget to include this amount as revenue, and;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Township Committee of the Township of Neptune hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget for the year 2026 in the sum of received \$8,600.00 which is now available as revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services:

Older Americans Act – Title III B Grant received \$8,600.00

BE IT FURTHER RESOLVED, that a like sum of received \$8,600.00 and the same is hereby appropriated under the caption of:

Additional Appropriations Offset by Revenues:

Older Americans Act – Title III B Grant received \$8,600.00

CERTIFICATION

I, William Bray, Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on July 13, 2026.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-267

AUTHORIZE RENEWAL OF LIQUOR LICENSES FOR THE 2026-2027 LICENSING YEAR

WHEREAS, the following liquor licensees have completed the on-line Alcoholic Beverage Control renewal application, paid the required state and local fees, been reviewed by the Neptune Township Police Department, and has been issued a New Jersey State Sales Tax Clearance Certificate by the State Division of Taxation,

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that the following Plenary Retail Consumption Licenses, Plenary Retail Distribution Licenses, and Club Licenses in the Township of Neptune be and are hereby renewed for the period July 1, 2026 to June 30, 2027:

1334-33-013-004	Moms Kitchen, Inc.	1129 5 th Ave.
1334-33-011-005	35 Brew Inc.	In Pocket

BE IT FURTHER RESOLVED, that a certified copy of this resolution be filed electronically with the Division of Alcoholic Beverage Control and in the file of each Licensee in the Office of the Municipal Clerk.

CERTIFICATION

I, William Bray, Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on July 13, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-268

RESOLUTION AUTHORIZING PURCHASE OF 2026 Chevy Silverado 3500 4WD VIA ESCNJ CONTRACT ESCNJ 23/24-11 IN AN AMOUNT NOT TO EXCEED \$57,103.20

WHEREAS, the Township of Neptune wishes to purchase a 2026 Chevy Silverado 3500 4WD from Pellegrino Chevrolet, 1000 Gateway Blvd, Westville, NJ via Educational Services Commission of New Jersey COOP contract ESCNJ 23/24-11 in an amount not to exceed \$57,103.20; and

WHEREAS, N.J.S.A.40A:11-11 (5) permits the establishment of a cooperative pricing system wherein one participating contracting unit shall be empowered to advertise and receive bids to provide prices for all other participating contracting units for the provision of goods and services; and

WHEREAS, Neptune Township is a member of the Educational Services Commission of New Jersey COOP #65MCESCCPS which awarded contract ESCNJ 23/24-11 to Pellegrino Chevrolet, 1000 Gateway Blvd, Westville, NJ for Cars, Crossovers, Class 1-3 Pickup Trucks/Chassis, Sport Utility Vehicles and Vans; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune to award a contract via ESCNJ 23/24-11 to purchase a 2026 Chevy Silverado 3500 4WD from Pellegrino Chevrolet, 1000 Gateway Blvd, Westville, NJ for \$57,103.20.

Certification of Funds

I, Nicole Schnurr, Chief Financial Officer of the Township of Neptune, do hereby certify to the Township Committee of the Township of Neptune that funds are available for above named contract.

Account Name	Account Number
Capital Outlay-Public Safety	01-201-44-997-020
Insurance Refunds	01-299-55

Nicole Schnurr, Chief Financial Officer

Date

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on July 13, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

**RESOLUTION 26-269
AUTHORIZE THE REFUND OF TAXES AS A RESULT OF OVERPAYMENT**

WHEREAS the properties listed below reflect overpayments; and

WHEREAS, they have furnished the necessary documentation and have requested a refund.

NOW THEREFORE BE IT RESOLVED, by the Township of Neptune, County of Monmouth, State of New Jersey, that the Tax Collector be and hereby is authorized to refund the taxes as stated herein.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Tax Collector, Treasurer and Auditor.

BLOCK LOT	ASSESSED TO	ADDRESS	YEAR	AMOUNT
1402 3 C0904	B SECURE INC	904 ALPINE TRAIL	2026	\$1791.70

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on July 13, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

**RESOLUTION 26-270
AUTHORIZING HIRING PUBLIC WORKS CDL DRIVERS**

WHEREAS, the following appointment has been reviewed by the Public Works Department Head;
and,

WHEREAS, the Human Resources Director in consultation with the Township Administrator and
the Department Head have recommended the appointments of the following individuals; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Neptune that
the following personnel actions be and are hereby authorized on the effective date included herein.

<u>NAME</u>	<u>DEPARTMENT</u>	<u>POSITION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
Thomas Parker	Public Works	Class A CDL Driver	\$45,000.00	7/20/26
Jirell Kendle	Public Works	Class A CDL Driver	\$45,000.00	7/20/26
Nathaniel Parkman	Public Works	Laborer	\$35,000.00	7/20/26

Certification of Funds

I, Nicole Schnurr, Chief Financial Officer of the Township of Neptune, do hereby certify to the Township
Committee of the Township of Neptune that funds are available for the personnel appointments detailed
above.

<u>Account Name</u>	<u>Account Number</u>
Solid Waste Collection S&W	01-201-26-305-010
Buildings & Grounds S&W	01-201-26-310-010

Nicole Schnurr, Chief Financial Officer

Date

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a
true copy of a resolution duly adopted by the Township Committee of the Township of Neptune,
Monmouth County, State of New Jersey at a meeting held on July 13, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

**RESOLUTION 26-271
AUTHORIZE HIRING FULL TIME PARAMEDIC**

WHEREAS, the following appointment has been reviewed by the EMS Department Head; and,

WHEREAS, the Human Resources Director in consultation with the Township Administrator and the Department Head have recommended the appointments of the following individuals; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Neptune that the following personnel actions be and are hereby authorized on the effective date included herein.

<u>NAME</u>	<u>DEPARTMENT</u>	<u>POSITION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
Christian Harsin	EMS	Full-Time Paramedic	\$67,000.00	7/20/26

Certification of Funds

I, Nicole Schnurr, Chief Financial Officer of the Township of Neptune, do hereby certify to the Township Committee of the Township of Neptune that funds are available for the personnel appointments detailed above.

<u>Account Name</u>	<u>Account Number</u>
EMS S&W	01-201-25-253-010

Nicole Schnurr, Chief Financial Officer

Date

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on July 13, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-272

**AUTHORIZE THE EXECUTION OF AN INTERLOCAL SERVICE AGREEMENT
WITH NEPTUNE TOWNSHIP FIRE DISTRICT #1 TO PROVIDE VEHICLE MAINTENANCE**

WHEREAS, the Township of Neptune has a contract with a third-party contractor to provide vehicle maintenance to Township vehicles; and,

WHEREAS, the Township of Neptune desires to enter into an Interlocal Service Agreement pursuant to N.J.S.A. 40:8A-1 et seq. with Neptune Township Fire District #1 to provide vehicle maintenance services through the Township's fleet maintenance provider at the Township's Public Works Yard to the Fire District; and,

WHEREAS, the Fire District agrees to pay the Township a rate equal to the contracted hourly labor rate plus \$15.00 per hour for administrative costs plus a 10% mark up on parts and sublet fees,

THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Neptune hereby authorizes the execution of an Interlocal Service Agreement with Neptune Township Fire District #1, for a period of one year with an option to automatically renew in each of the next five years, effective July 1, 2026, which provides that the Fire District will pay the Township for vehicle maintenance services provided by the Township's fleet maintenance provider; and,

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Chief Financial Officer, Assistant C.F.O., and Administrative Assistant to the C.F.O.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on July 13, 2026.

William Bray, RMC
Township Clerk